



CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, March 4, 2014 @ 6:00 PM

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- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Invocation
- E. City Manager Report:
- F. City Attorney Report:
- G. Regular City Council Meeting Agenda:

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Consent Agenda:

- | | | | |
|-----|-------------------|---|--|
| *#1 | District 3 | <u>Consideration and action on a request by Jason Morris for a Series 9 liquor license for CVS Pharmacy located at 15300 N. Cotton Lane, Surprise, Arizona 85374.</u> | Approve
Sherry Ann
Aguilar, City
Clerk MMC |
| *#2 | District 5 | <u>Consideration and Action to approve a one year extension of a final plat, entitled “Hope Community Church”, located at 16051 North Reems Road; Resolution 2014-19.</u> | Approve
Jeff
Mihelich,
Assistant
City
Manager |
| *#3 | District Citywide | <u>Consideration and action on the minutes of February 18, 2014 Special City Council Work Session and February 25, 2014 Regular City Council Meeting.</u> | Approve
Sherry Ann
Aguilar,
City Clerk |

Regular Agenda Item - Non-Public Hearing:

- | | | | |
|----|-------------------|---|--|
| #4 | District Internal | <u>Discussion and presentation regarding the possible creation of a Community Emergency Response Team (CERT).</u> | No Action
VM Hall &
Mayor
Wolcott |
|----|-------------------|---|--|

- #5 District Citywide [Presentation and discussion on customer user fees associated with water, wastewater, and solid waste.](#) No Action
Dick
McKinley,
Public
Works

H. Call To The Public:

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires [Adobe Acrobat Reader](#))

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address City Council on any item not on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

I. Other Business and Future Agenda Items:

J. Mayor/Council Reports:

K. Executive Session:

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S.

§38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

L. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: February 27, 2014 @ 1:00 p.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

March 4, 2014 @ 6:00:00 PM

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Council Meeting Date: March 4, 2014 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: MMC
Staff Recommendations: Approve

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by Jason Morris for a Series 9 liquor license for CVS Pharmacy located at 15300 N. Cotton Lane, Surprise, Arizona 85374.

Motion:

I move to approve a request by Jason Morris for a Series 9 liquor license for CVS Pharmacy located at 15300 N. Cotton Lane, Surprise, Arizona 85374.

Background:

Financial Impact Statement:

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint	☒	Video	White Board	Other	☒
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Presentation Speaker Names (spelling and titles for TV captions):



CITY OF SURPRISE
Regular City Council Meeting

March 4, 2014 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	March 4, 2014	Contact Person:	Jeff Mihelich, Assistant City Manager
Submitting Department:		District:	5
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and Action to approve a one year extension of a final plat, entitled "Hope Community Church", located at 16051 North Reems Road; Resolution 2014-19.

Motion:

I move to approve Resolution 2014-19.

Background:

The applicant is requesting an extension of a previously approved final plat that will dedicate right-of-way along Reems Road in conjunction with a proposed worship facility.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Resolution](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Final Plat](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: March 4, 2014

To: Mayor and City Council

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-048 – Final Plat Extension for Hope Community Church

Application Summary

The applicant is requesting a one (1) year extension for a final plat that will dedicate right of way along Reems Road in conjunction with a proposed worship facility. The 9,240 square feet of dedicated land will accommodate a vehicle turning lane, sidewalks, streetlights, landscaping, and sidewalks.

Location

The subject parcel is located at 16051 North Reems Road.

History

- On June 20, 1984 the subject property was annexed into the City of Surprise.
- On February 7, 2013, the Planning and Zoning Commission recommended for approval the Hope Community Church site plan.
- On February 12, 2013, the Mayor and City Council approved a final plat for Hope Community Church.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings of Fact

1. Staff finds that the proposed final plat complies with Section 122-177 of the Surprise Municipal Code.
2. Staff finds that the proposed final plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the Hope Community Church final plat extension to March 4, 2015.

Attachment

Resolution, Vicinity Map, Site Plan, Final Plat.

RESOLUTION #2014-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A ONE YEAR EXTENSION FOR A FINAL PLAT ENTITLED "HOPE COMMUNITY CHURCH," LOCATED 16051 NORTH REEMS ROAD.

WHEREAS, on June 20, 1984 the Mayor and City Council approved an annexation of the subject parcel;

WHEREAS, on February 7, 2013, the Planning and Zoning Commission approved the Hope Community Church Site Plan;

WHEREAS, on February 12, 2013, the Mayor and City Council approved the Hope Community Church Final Plat;

WHEREAS, the owner is requesting an extension of the plat for one year; and

WHEREAS, the proposed Final Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled "Hope Community Church," dated October 10, 2011 is extended to March 4, 2015.

APPROVED AND ADOPTED this _____ day of _____ 2014.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

LOCATION MAP – FS14-048



Bell Road

Reems Road

The
Orchards

Bullard Avenue

Site

Mountain
Vista Ranch

City
Hall

Greenway Road

FINAL PLAT OF
"HOPE COMMUNITY CHURCH"
A ONE LOT SUBDIVISION IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIPTION (PRIOR TO SUBDIVISION)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS: THAT THE ADVISORY BOARD OF THE
ARIZONA DISTRICT CHURCH OF THE NAZARENE, INC., AS OWNER, HAS
SUBDIVIDED UNDER THE NAME OF "HOPE COMMUNITY CHURCH" A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT
AS AND FOR THE PLAT OF "HOPE COMMUNITY CHURCH" AND DECLARES THAT
THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF EACH
LOT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT,
STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR
NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE
EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC
UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF
INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND
UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF
THE AIR FORCE ("usaf") AN AVIGATION EASEMENT OVER AND ACROSS THIS
PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL
INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER
THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST,
FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE
CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM,
OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC
RIGHTS-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND
OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE
PUBLIC RIGHTS-OF-WAY OR EASEMENTS HEREBY DEDICATED TO THE CITY OF
SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE
CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR
UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS
ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND
OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE
PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS
HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE
BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION;
HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR
THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL
COUNCIL ACTION.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME TO BE
SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF
ITS _____, THEREUNTO DULY
AUTHORIZED THIS DAY OF _____, 2011.

BY: _____
NAME
ITS: _____
TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

BEFORE ME THIS _____ DAY OF _____, 2011,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO
ACKNOWLEDGED HIMSELF TO BE _____ OF THE ADVISORY BOARD OF
THE ARIZONA DISTRICT CHURCH OF THE NAZARENE, INC., THE LEGAL OWNER OF
THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS SUCH,
EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

OWNER

ADVISORY BOARD OF THE ARIZONA DISTRICT
CHURCH OF THE NAZARENE, INC.
3180 N. ALMA SCHOOL ROAD
CHANDLER, AZ 85224
PHONE: (623) 544-1147
FAX: (623) 972-1104
CONTACT: BRIAN SHAW

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

ZONING

RURAL RESIDENTIAL ZONE

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF REEMS ROAD, ALSO BEING THE
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, USING A BEARING OF
NORTH 00 DEGREES 20 MINUTES 41 SECONDS WEST PER BOOK 688 OF MAPS,
PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF SURPRISE BENCHMARK
C01 BEING A MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN
HANDHOLE AT THE INTERSECTION OF GREENWAY ROAD AND REEMS ROAD HAVING
AN ELEVATION OF 1227.70, NAVD88 DATUM.

APPROVAL BY CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS _____ DAY OF _____,
2011, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

BY: _____
CITY ENGINEER

APPROVAL BY CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF SURPRISE, ARIZONA. THIS _____
DAY OF _____, 2011.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE
AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE
AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL
STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE
WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF
SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN
RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF
SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1145H,
DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM 1% ANNUAL CHANCE FLOOD."
- PURSUANT TO A.R.S. SECTION 42-11102, THE CITY OF SURPRISE, A POLITICAL
SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND
ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS
#14751 AND 14710, WHEN APPLICABLE.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT
PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST
OBTAINING A PERMIT FROM THE CITY OF SURPRISE

AREA TABLE

LOT 1	86,130 SQ. FT. 1.977 ACRES
-------	-------------------------------

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR
FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL
STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE
SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP
DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL
BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED
BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

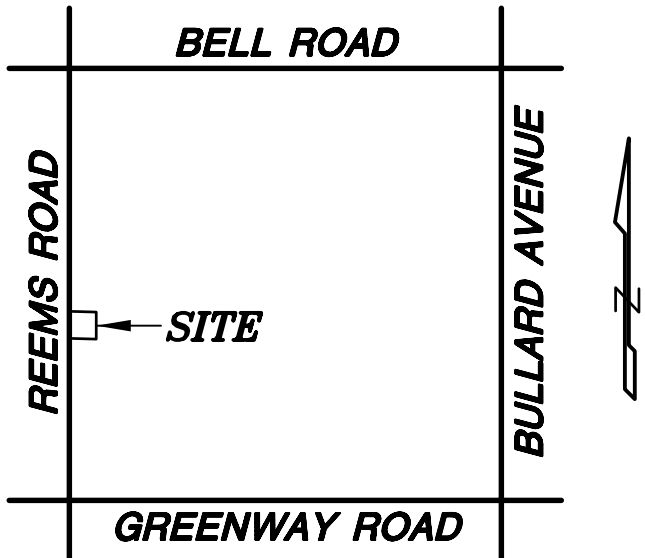
RELEASE OF LIABILITY

THE ADVISORY BOARD OF THE ARIZONA DISTRICT CHURCH OF THE NAZARENE,
INC. ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE
CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY
OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR
DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME
IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM
AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL
ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT
PARTICLES, AND ALL OVER ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE
OPERATION AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH
THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND
SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS
INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR
INJURY TO TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OF FALLING
PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO
NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS
THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND
TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF
THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF
SURPRISE HAS ACCEPTED THE SIDEWALKS.

UTILITY PROVIDERS

ELECTRIC S.R.P. (602) 236-5527
GAS SOUTHWEST GAS (602) 484-5270
WATER ARIZONA AMERICAN WATER COMPANY
(800) 383-0834
SANITARY SEWER CITY OF SURPRISE (623) 875-4290
STORM SEWER CITY OF SURPRISE (623) 876-4020
TELEPHONE QWEST (480) 831-4771



VICINITY MAP

NOT TO SCALE

LEGEND

	SUBDIVISION LINE
	MONUMENT LINE
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EASEMENT LINE DEDICATED HEREON
	SUBDIVISION CORNER, SET 1/2" REBAR CAPPED 18214 (UNLESS NOTED OTHERWISE)
A.P.N.	ASSESSOR PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT-OF-WAY
BK.	BOOK
PG.	PAGE

PLAT CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2011 AND THAT THE
SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THE
MONUMENTS SHOWN ACTUALLY EXIST OR HAVE BEEN SET AS SHOWN AND THAT
THEIR POSITIONS ARE CORRECTLY SHOWN AND SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED.

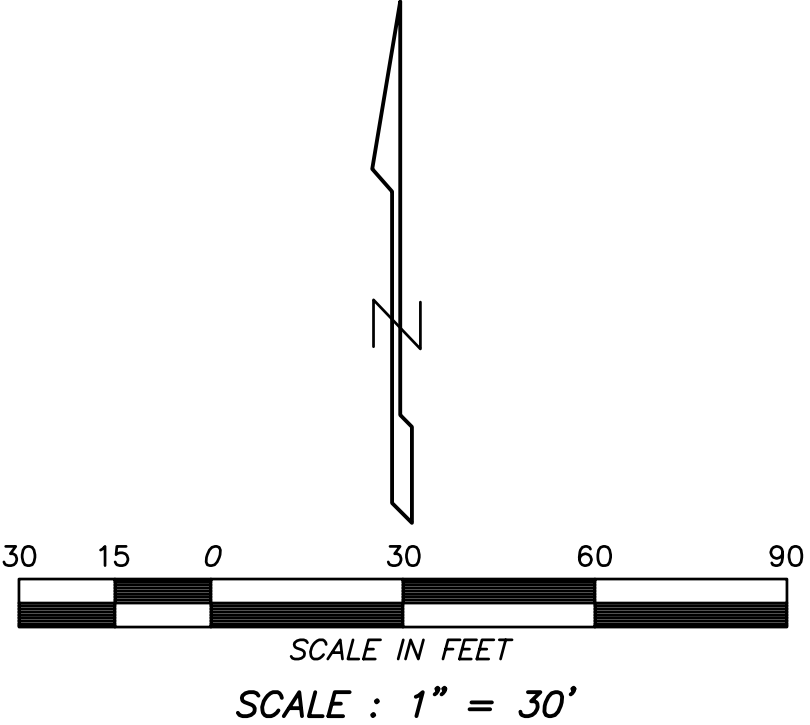
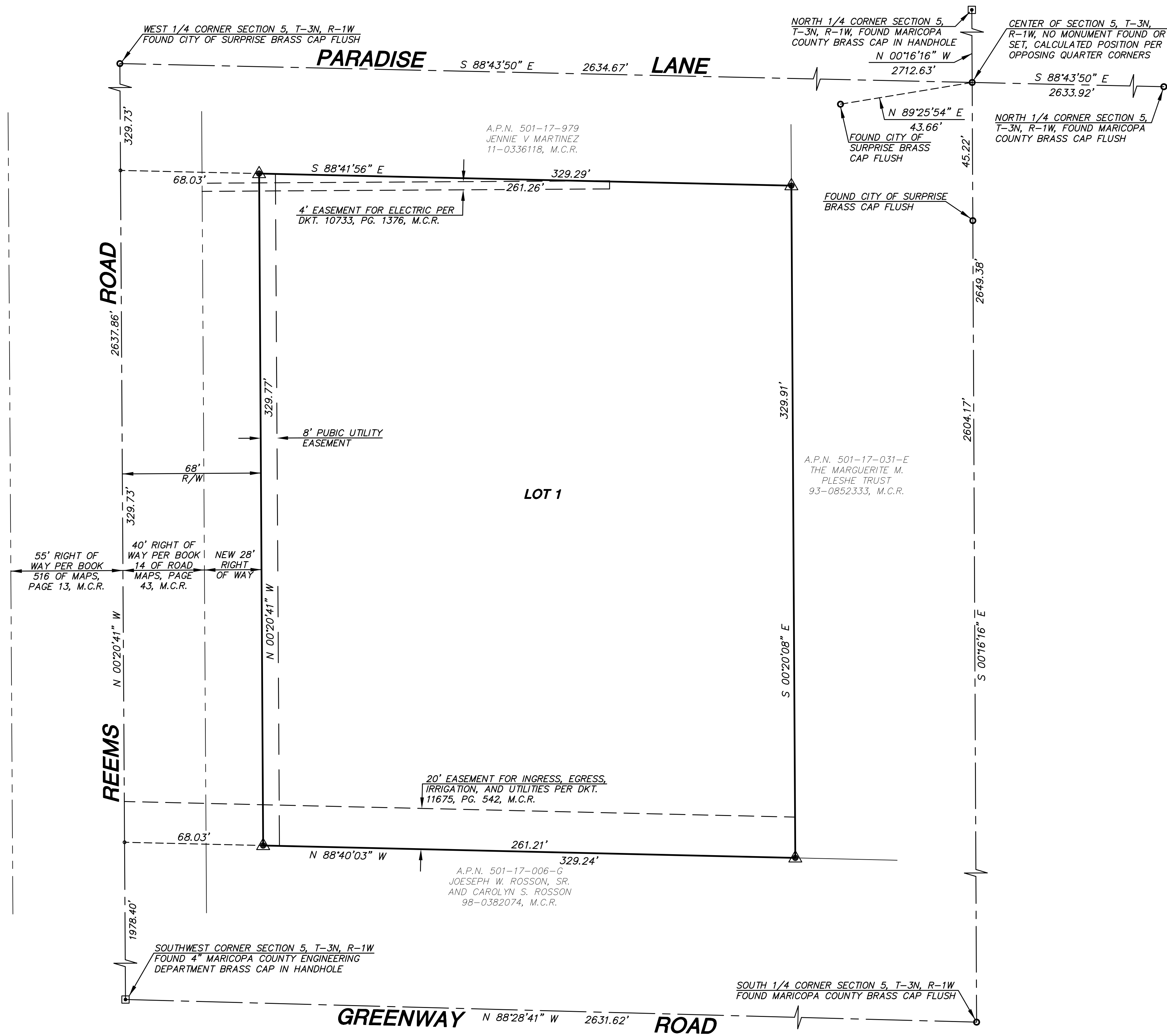
OCTOBER 11, 2011
RANDY S. DELBRIDGE
R.L.S. 18214



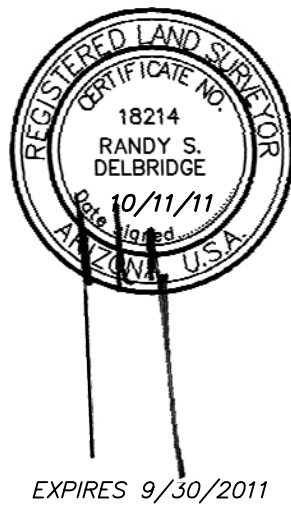
EXPIRES 9/30/2011

Superior Surveying Services, Inc. Professional Land Surveying 21415 North 23rd Avenue, Phoenix, Arizona 85027 Phone (623) 869-0223 Fax (623) 869-0726			
FINAL PLAT OF "HOPE COMMUNITY CHURCH"			
REVISIONS		DWN: DK CHK: DK	SHEET 1 OF 2
DATE	DESCRIPTION	DATE: 10/11/11	
		JOB NO.: 110711	

FINAL PLAT OF
"HOPE COMMUNITY CHURCH"
A ONE LOT SUBDIVISION IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND**
- SUBDIVISION LINE
 - MONUMENT LINE
 - RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - EASEMENT LINE DEDICATED HEREON
- △ SUBDIVISION CORNER, SET 1/2" REBAR CAPPED 18214 (UNLESS NOTED OTHERWISE)
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- BK. BOOK
- PG. PAGE



Superior Surveying Services, Inc. Professional Land Surveying 21415 North 23rd Avenue, Phoenix, Arizona 85027 Phone (623) 869-0223 Fax (623) 869-0726		
FINAL PLAT OF "HOPE COMMUNITY CHURCH"		
REVISIONS		DWN: DK CHK: DK
DATE	DESCRIPTION	SHEET 2 OF 2
		DATE: 10/11/11
		JOB NO.: 110711



CITY OF SURPRISE
Regular City Council Meeting

March 4, 2014 @ 6:00:00 PM

Back Print

Council Meeting Date: March 4, 2014

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Citywide

Staff Recommendations: Approve

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the minutes of February 18, 2014 Special City Council Work Session and February 25, 2014 Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE
Special City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 18, 2014 @ 04:00 PM

A. Call To Order

B. Roll Call

Vice Mayor Hall called the **Special City Council Work Session** to order at 04:00 PM Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, February 18, 2014**. Also in attendance with Vice Mayor Hall were Council Member Winters, Council Member Biundo, Council Member Williams, Council Member Villanueva and Council Member Tande.

Staff Present: City Manager, Chris Hillman, City Clerk, Sherry Ann Aguilar and City Attorney, Misty Leslie.

C. Pledge of Allegiance

Special City Council Work Session Agenda:

Regular Agenda Item - Non-Public Hearing:

#1 Presentation and discussion on Resolution 2014-16, a resolution by Mayor and Council amending the Fiscal Year 2014 budget associated with the Pave Dirt Shoulder Capital Improvement Project (#21205) in the amount of \$105,000 - NO ACTION

City Engineer, Mike Mecham gave an overview of Resolution 2014-16, a resolution by Mayor and Council amending the Fiscal Year 2014 budget associated with the Pave Dirt Shoulder Capital Improvement Project (#21205) in the amount of \$105,000.

Council Member Williams inquired about the difference in engineering estimates.

Special City Council Work Session Minutes – February 18, 2014 – Page 2

Mr. Mecham explained that there are various reasons, oil costs up, more costs than anticipated.

Vice Mayor Hall asked why ADOT missed the mark on the engineering costs so badly.

Mr. Mecham stated that he inquired but never received an answer on this.

Council Member Biundo stated that he has the same concerns regarding the estimate. He asked if it would help to have additional dialogue open with ADOT and simply address our concerns.

Council Member Villanueva asked for the amount of the City's contribution to this project.

Mr. Mecham stated that the amount is \$221,000, which includes engineering.

Council Member Tande commented that for clarification, these are the projects that are ongoing.

Mr. Mecham stated that he is correct.

#2 Discussion and presentation regarding employee compensation strategy - NO ACTION

Human Resources Director, April Reynolds and Human Resources Manager, Connie Welsch gave an overview on the employee compensation strategy; the City Code was reviewed on this policy.

Ms. Reynolds explained the 75 percentile of the salary ranges.

City Manager Hillman added clarification to the 75 percentile range.

Council Member Biundo asked what is driving the 75 percentile and how it compares to other cities.

Vice Mayor Hall asked if this could possibly be a management problem that caused the compression issues.

Council Member Tande offered an explanation of how the compression issues occur in most cases due to lack of increases over a long period of time.

Special City Council Work Session Minutes – February 18, 2014 – Page 3

Ms. Reynolds further commented that we had to offer a higher salary to fill vacancies, especially if applicants were coming from other cities that are currently at a higher rate of pay than Surprise.

Council Member Villanueva asked if we currently have any employees at the 75 percentile.

Ms. Reynolds referred to the powerpoint presentation slide.

Council Member Tande stated that it appears that the majority of our employees are at minimum of the range.

City Manager Hillman stated that it is his responsibility to make sure that the person we are hiring has the best qualifications of what we are looking for and that is how he justifies raising the starting point for that hire.

Council Member Villanueva inquired about those employees that are hired at a higher rate and commented that we need to be careful in the future of hiring employees high on the scale.

Mr. Hillman stated that from Council's discussion, he has a few scenarios to bring back to Council to establish in a City policy.

#3 Presentation and discussion on an ordinance amendment to Chapter 26, Article II, Business Licenses, Chapter 3, Article III, Personnel & moving Chapter 34 Article V, Division 2, Special Events to Chapter 26 Business Licenses – NO ACTION

Assistant City Manager, Bob Wingenroth and Business License Specialist, Stacie McQuarrie gave an overview of an ordinance amendment to Chapter 26, Article II, Business Licenses, Chapter 3, Article III, Personnel & moving Chapter 34 Article V, Division 2, Special Events to Chapter 26 Business Licenses.

The changes are going to be in three areas of our City Code to be in compliance with state law and to ensure public safety of our residents.

Vice Mayor Hall inquired about verifying rental homes.

Rental Homes are verified through the Maricopa County Assessor's Office.

E. Call to the Public

F. Executive Session: None

Special City Council Work Session Minutes – February 18, 2014 – Page 4

G. Adjournment:

Council Member Biundo made the motion to adjourn the Special City Council Work Session of February 18, 2014 at 5:07 p.m. Council Member Winters seconded the motion. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Work Session of **Tuesday, February 18, 2014.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

March 4, 2014 @ 6:00:00 PM

Back Print

Council Meeting Date: March 4, 2014

Contact Person: VM Hall & Mayor Wolcott

Submitting Department:

District: Internal

Staff Recommendations: No Action

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Discussion and presentation regarding the possible creation of a Community Emergency Response Team (CERT).

Motion:

No action

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x

Video

White Board

Other x

Presentation Speaker Names (spelling and titles for TV captions):

Community Emergency Response Team (CERT)

Surprise Fire-Medical Department



“Always There, Always Ready”



Tonight's Objectives

- What is a Community Emergency Response Team (CERT)
- Training components and costs

"Always There, Always Ready"

Surprise Fire-Medical Department



Background

- CERT began in 1985 by LAFD due to major earthquakes in California.
- 1st 72 hours of a disaster
- CERT members can provide assistance when police and fire personnel are overwhelmed during disasters.

"Always There, Always Ready"

Surprise Fire-Medical Department



Background

- Surprise Fire began CERT program in 2003.
- Taught 10 classes per year
- CERT was dropped in approx. 2009 due to budget cuts.

"Always There, Always Ready"

Surprise Fire-Medical Department



CERT Curriculum

- 24 hours of instruction
- Preparing for a disaster
- Identifying potential hazards
- Fire suppression strategies
- Triage simulations
- Patient assessment, A,B,C's of 1st aid
- Treatment of various wounds
- Search and rescue situations
- Debris removal and victim extrication

"Always There, Always Ready"



Cost of Program

- Past budget of \$20,000**
- Included Overtime instruction**
- Instructional material**
- Office supplies**
- Printing**
- 1st aid supplies**

Surprise Fire-Medical Department



Questions or Comments?

“Always There, Always Ready”



CITY OF SURPRISE
Regular City Council Meeting

March 4, 2014 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	March 4, 2014	Contact Person:	Dick McKinley, Public Works
Submitting Department:		District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on customer user fees associated with water, wastewater, and solid waste.

Motion:

N/A

Background:

The City last implemented user fee changes for its water, wastewater and solid waste services based on a 2008 rate study with the last increase in user fees implemented on January 1, 2010.

Since that time the City performed one rate study in 2011 and determined that there was no increase necessary at that time. As part of the FY2014 budget the City programmed another user fee study the study is now complete and the results of that study have suggested the need for user fee increases in certain areas.

Financial Impact Statement:

To be determined

ATTACHMENTS:

Click to download

☐ [Rate Summary Powerpoint](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Dick McKinley, Director of Public Works
Angie Sanchez Virnoche, FCS Group

CITY OF SURPRISE

WATER, WASTEWATER AND SANITATION UTILITY RATE STUDY

Council Work Session March 4, 2014



Overview

- Rate Study Process
- Key Factors
- Results
 - Sanitation
 - Wastewater
 - Water
- Other Issues
- Next Steps
- Questions?

Rate Study Process

- A ten-year forecast that evaluates the sufficiency of current rates on a self supporting basis
- Determines the amount of revenue necessary to meet all utility system financial obligations
 - Operating, capital and fiscal policies
- Develops rate implementation strategy
- Collects the target revenue level through fixed and/or variable charges



Fiscal Policy Targets



	Purpose	Target
Operating Reserve	To provide sufficient cash flow to meet daily operating expenses (short-term, annual revenue cycles)	60 Days O&M Sanitation: \$1.1 - \$1.6 mil Wastewater: \$1.9 - \$2.6 mil Water: \$1.5 - \$2.7 mil
Capital Contingency	To provide a source of funding for emergency repairs, unanticipated capital, and project cost overruns.	2% of Original Asset Values Wastewater: \$5.3 - \$6.2 mil Water: \$2.2 - \$3.9 mil
System Replacement Funding	To ensure ongoing system integrity through reinvestment in the system.	Sanitation: \$2.0 mil per year Wastewater: \$7.3 - \$8.2 mil per year Water: \$3.0 - \$4.6 mil per year
Debt Service Coverage	To ensure compliance with existing loan/debt covenants and maintain credit worthiness for future debt issuance.	Minimum Requirements Revenue Bond Requirement: 1.20 MPC 2007 Bond Requirement: 1.00

Key Factors

- Study period FY 2015 – FY 2024
 - Focus on 5 years for rate setting
- Used FY 2015 anticipated base for expenses
 - General, labor, benefit escalation $\approx$ 3.0%
 - Construction 3.2%
 - Includes future O&M adjustments
- New Debt – Revenue Bond
 - 20 year term
 - 5.25% - 5.50% Interest Rate
 - 1.50% Issuance Cost

Sanitation



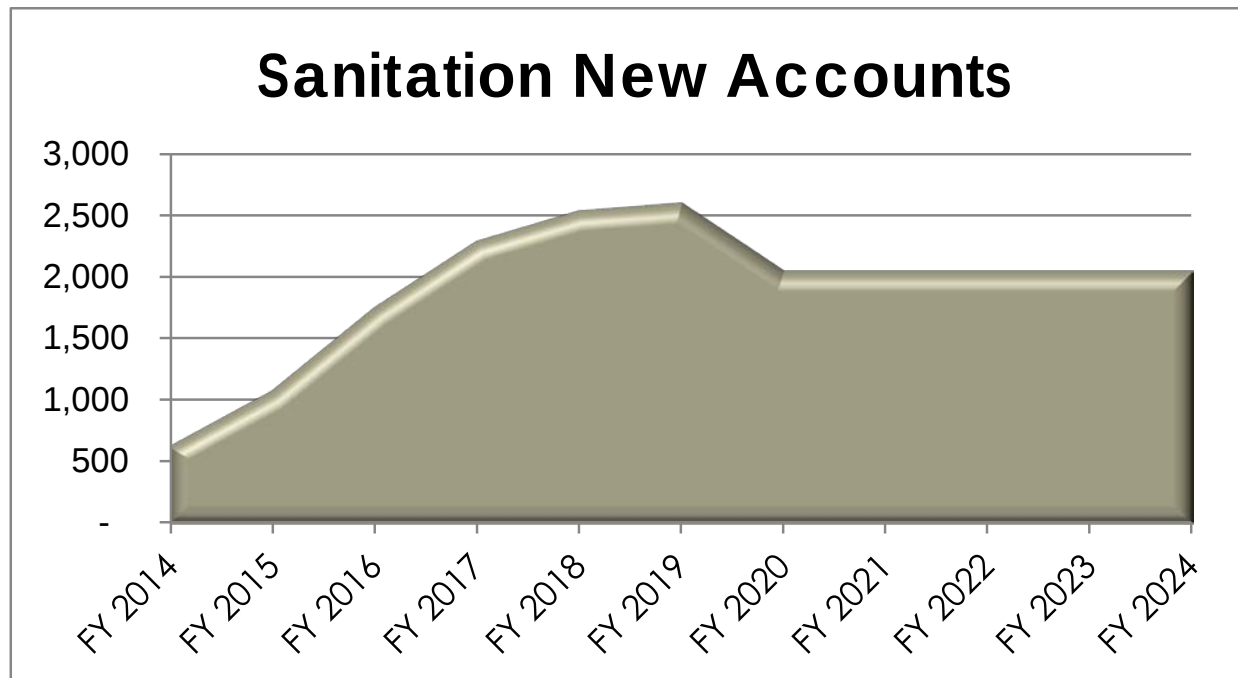
Sanitation Service

- Weekly residential curbside garbage and recycling
- Other services
 - Household “Bulk Trash” collection for all residential customers
 - Semi-annual household hazardous waste collection events for all City residents
 - Christmas tree disposal service
 - Moving box pickup service
 - Illegal dumping cleanup
- Four public recycling drop off locations throughout the City
- 2013 Voice of the People Award for Excellence in Garbage Collection Services

Key Components: Sanitation

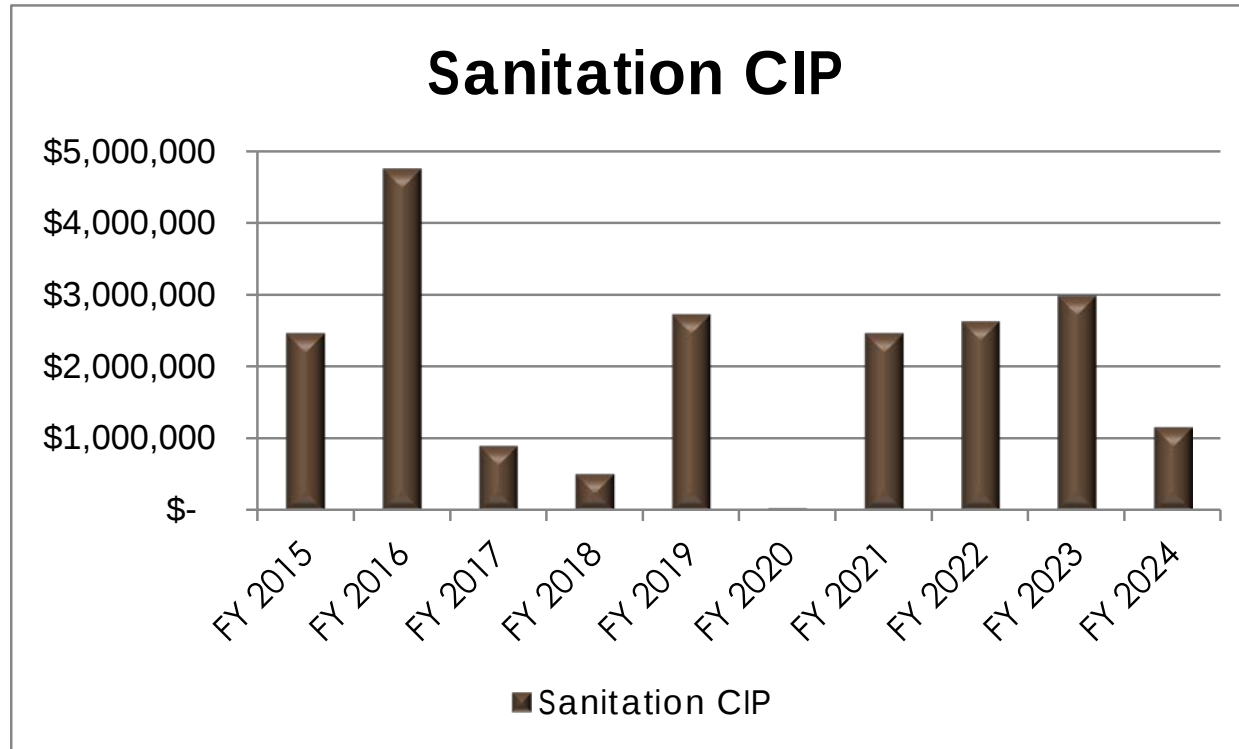
Description	Sanitation FY 2015 - FY 2024
Existing Rate Revenue	\$6.7 - \$10.5 mil
O&M Expenses	\$6.6 - \$9.9 mil
Existing Debt	\$0
New Debt	\$0
Capital/Vehicle/Equip	\$20.6 mil
Annual Vehicle/Equip Funding	\$400k - \$2.0 mil

Growth: Sanitation



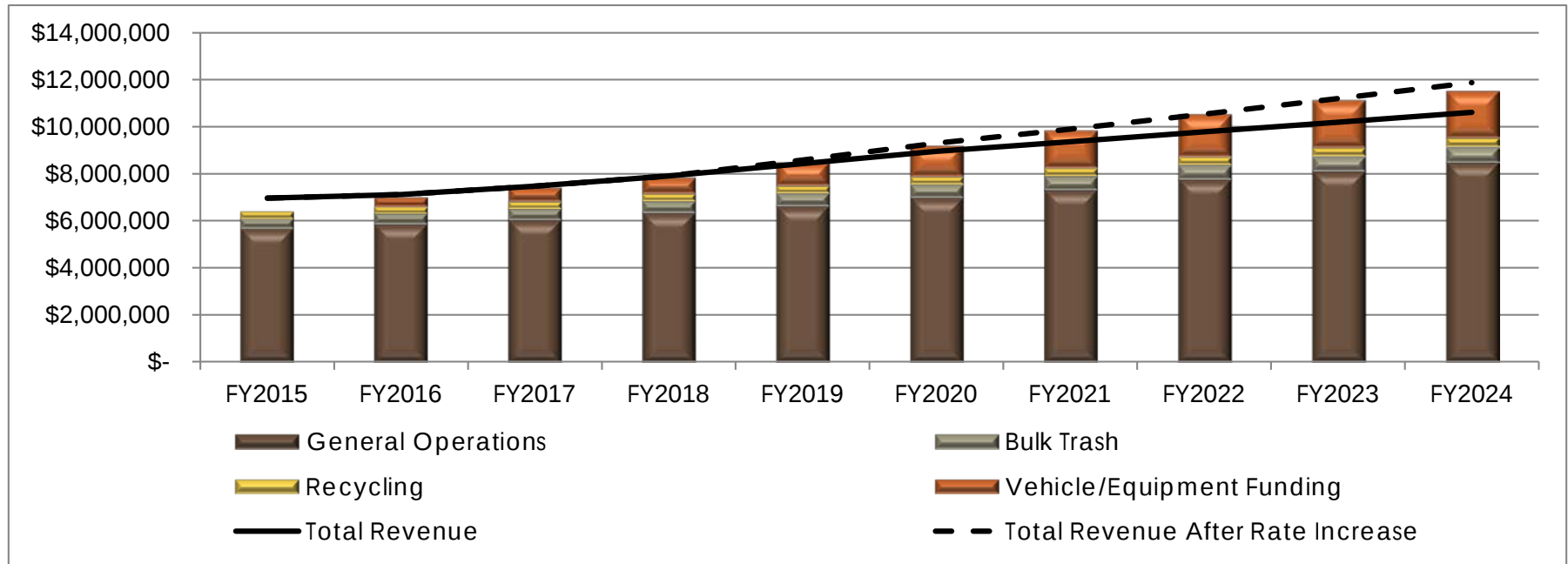
Sanitation	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
New Accounts	614	1,065	1,741	2,281	2,526	2,592	2,041	2,041	2,041	2,041	2,041
Growth	1.88%	3.21%	5.08%	6.34%	6.60%	6.35%	4.70%	4.49%	4.30%	4.12%	3.96%

Equip. Replacement: Sanitation



- Total CIP/
vehicle/
equipment
\$20.6 mil
- Annual avg.
\$2.1 mil

Summary: Sanitation

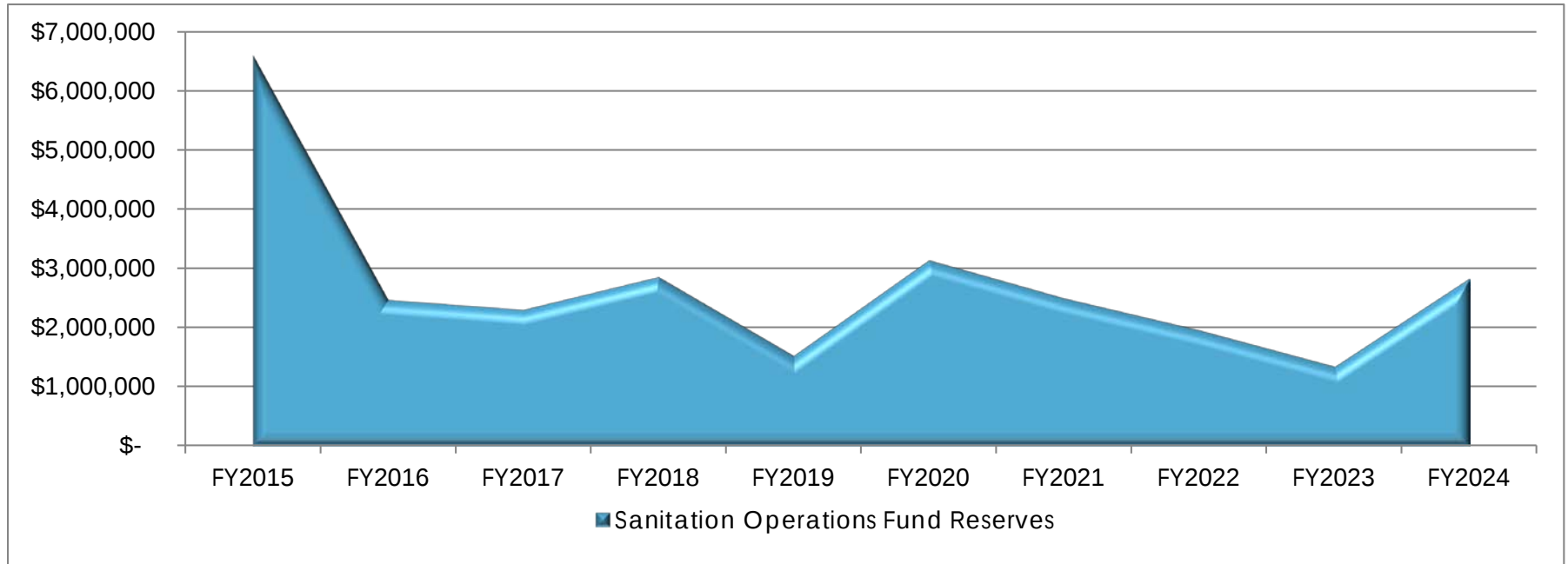


Sanitation	Existing	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Proposed Increases		0.00%	0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Sample Monthly Bill	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.96	\$ 17.30	\$ 17.65	\$ 18.00	\$ 18.36	\$ 18.73
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.35	\$ 0.36	\$ 0.37

Note: Sample bill shows rate per customer

- Operating reserves are met or exceeded in every year
- Phasing in vehicle/equipment funding

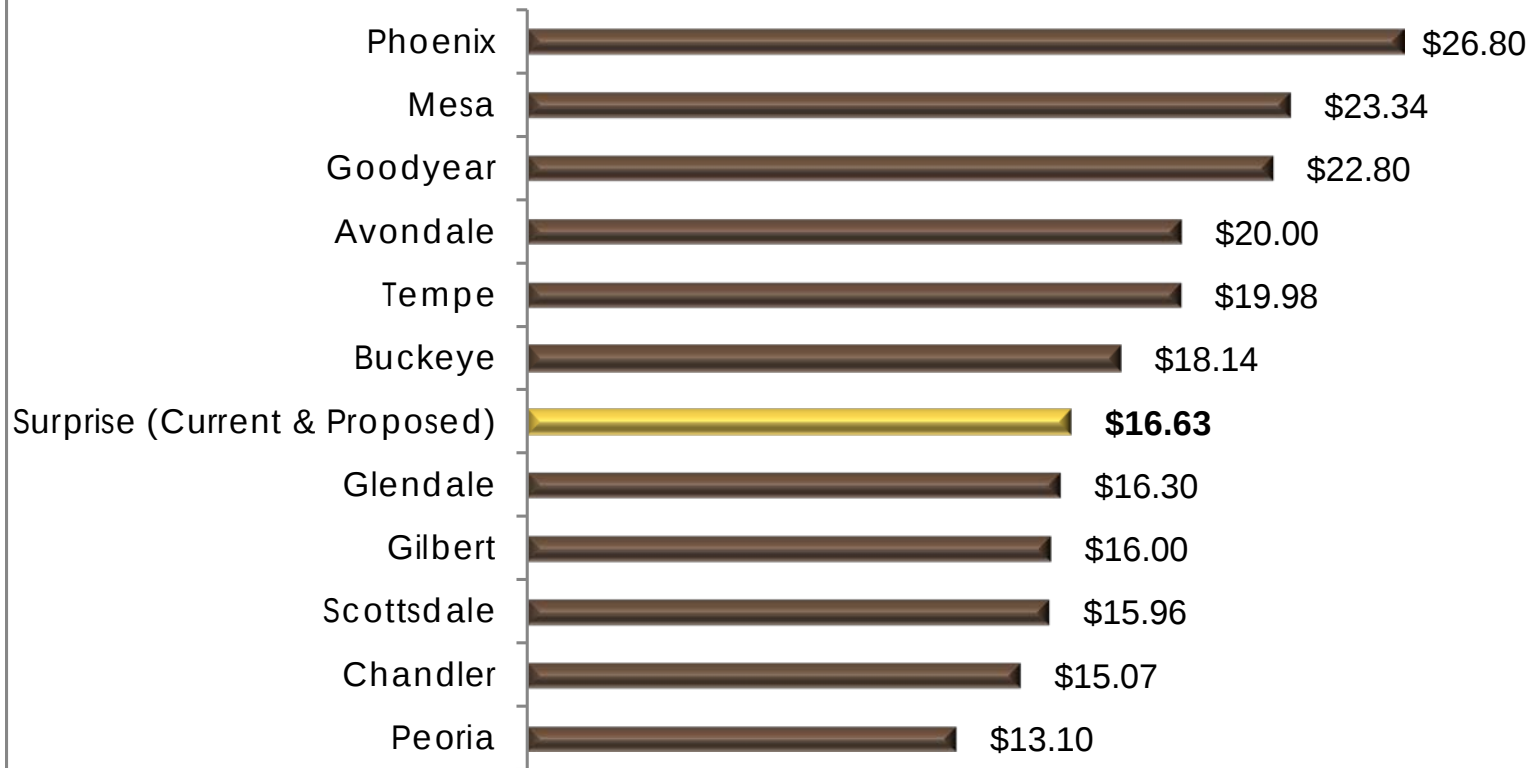
Reserves: Sanitation



- Reserves are at or above target

Residential Rate Comparisons

FY13/14 Monthly Sanitation Rates



Wastewater



Wastewater Service



- The City is the majority wastewater service provider within the Surprise Planning Area
 - 46,100 wastewater customers
 - Total wastewater treatment capacity is 18.3 MGD from two water reclamation facilities
 - City owns and operates the majority of the wastewater infrastructure within its incorporated boundaries

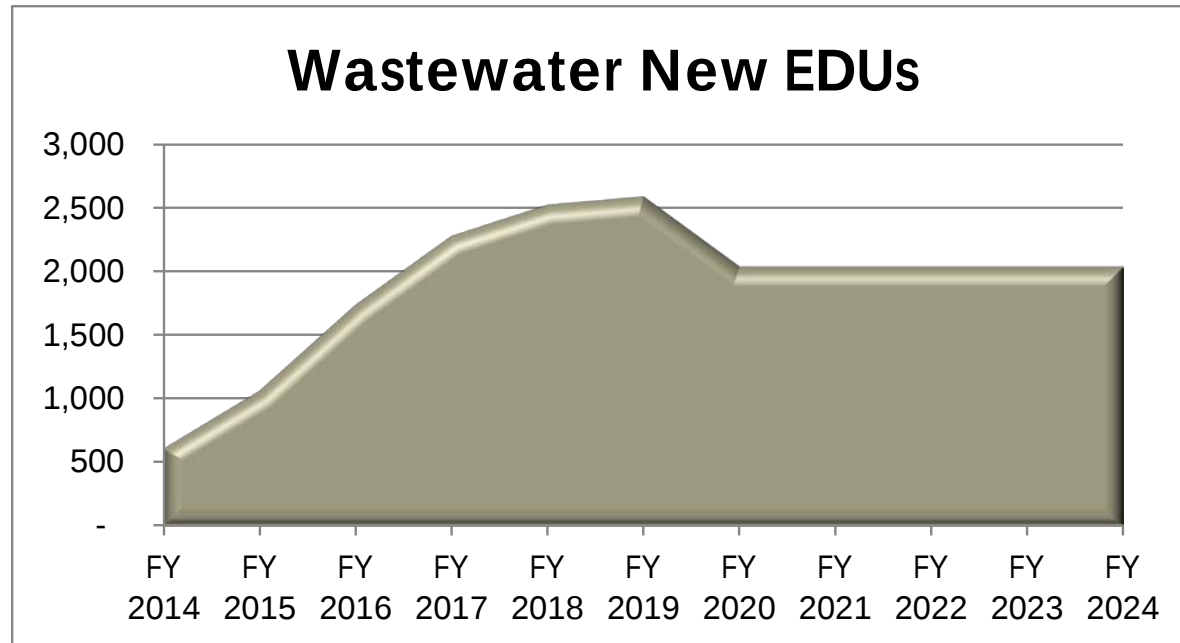


Key Components: Wastewater

Description	Wastewater FY 2015 - FY 2024
Existing Rate Revenue	\$16.2 - \$22.9 mil
O&M Expenses	\$11.3 - \$16.0 mil
Existing Debt	\$3.3 - \$16.4 mil
New Debt	\$0
Capital Projects	\$53.6 mil
Operating Fund	\$37.1 mil
SPA Specific	\$16.5 mil
Annual Rate Funded Capital	\$4.6 - \$6.8 mil

Note: Existing debt is related to SPA 1

Growth: Wastewater

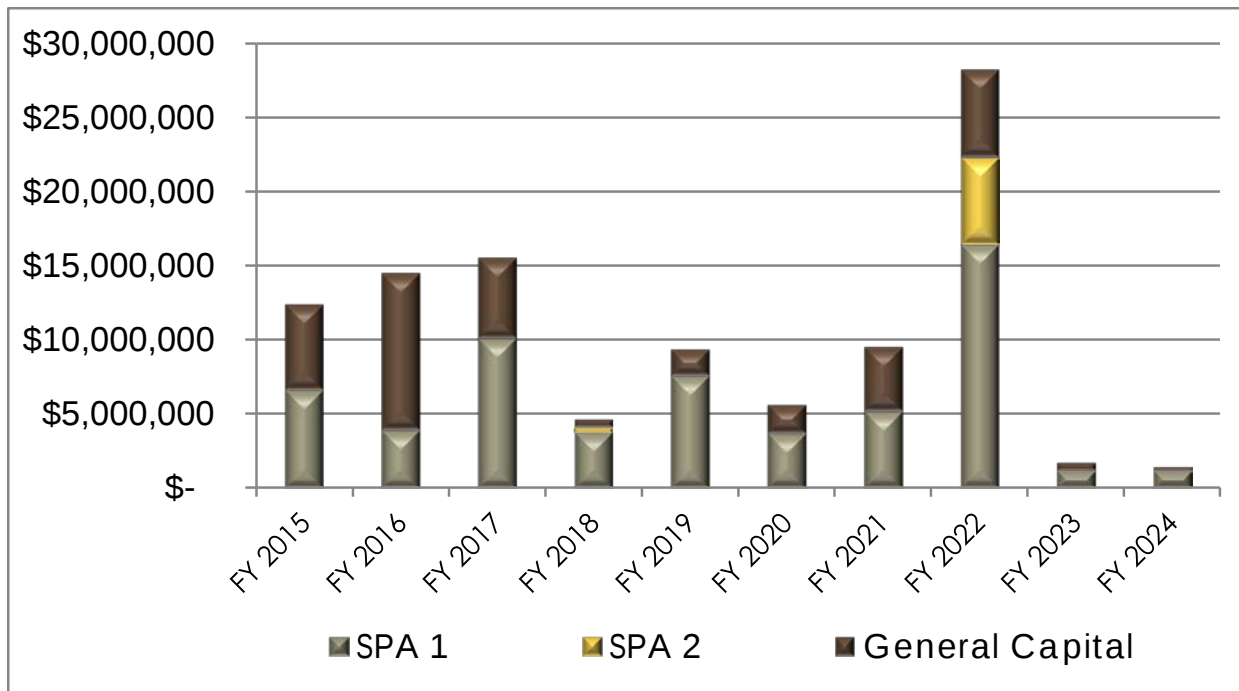


Wastewater	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
New EDUs	611	1,065	1,741	2,281	2,526	2,592	2,041	2,041	2,041	2,041	2,041
Growth	1.37%	2.35%	3.76%	4.74%	5.01%	4.90%	3.68%	3.55%	3.43%	3.31%	3.21%

Note: EDU = Equivalent Development Unit

- Impact Fee revenue projected to increase
 - \$2.4 mil in FY 2014
 - \$7.9 mil in FY 2017
 - Average \$6.5 mil projected for FY 2020 – FY 2024

Capital: Wastewater

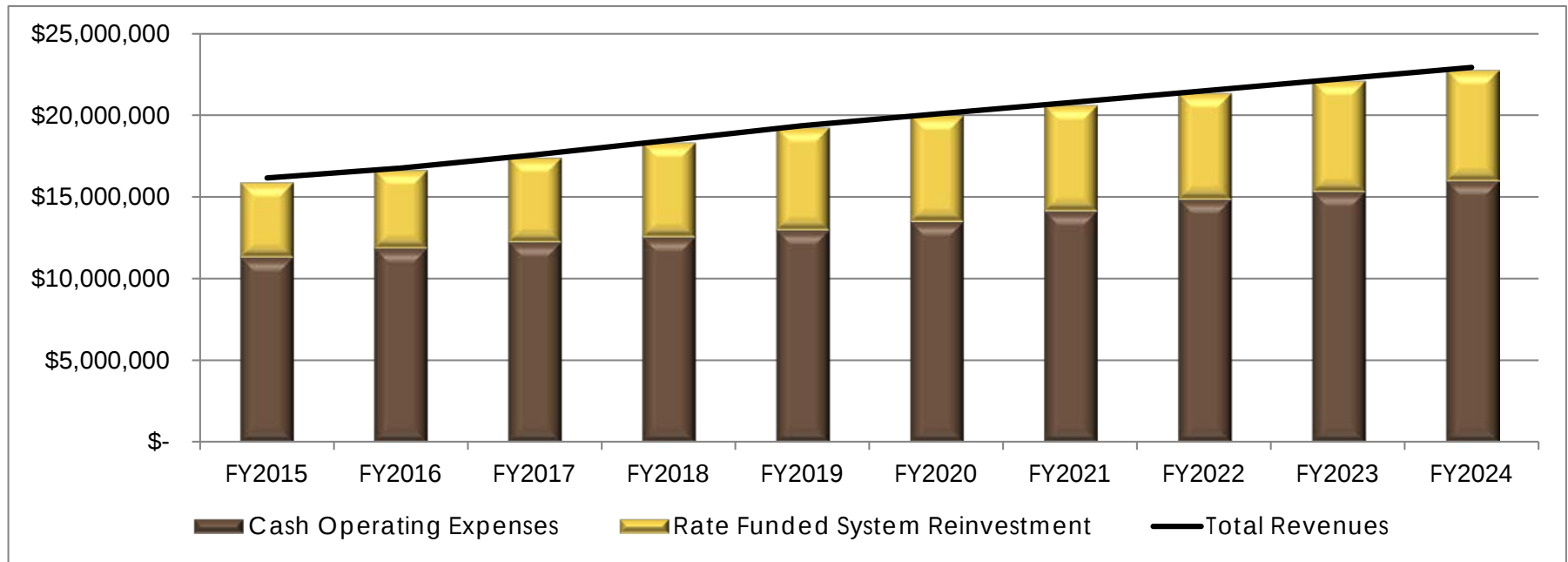


Note: SPA 1 includes MPC Bond payments

- Total CIP \$53.6 mil
- Total Debt \$49.6 mil

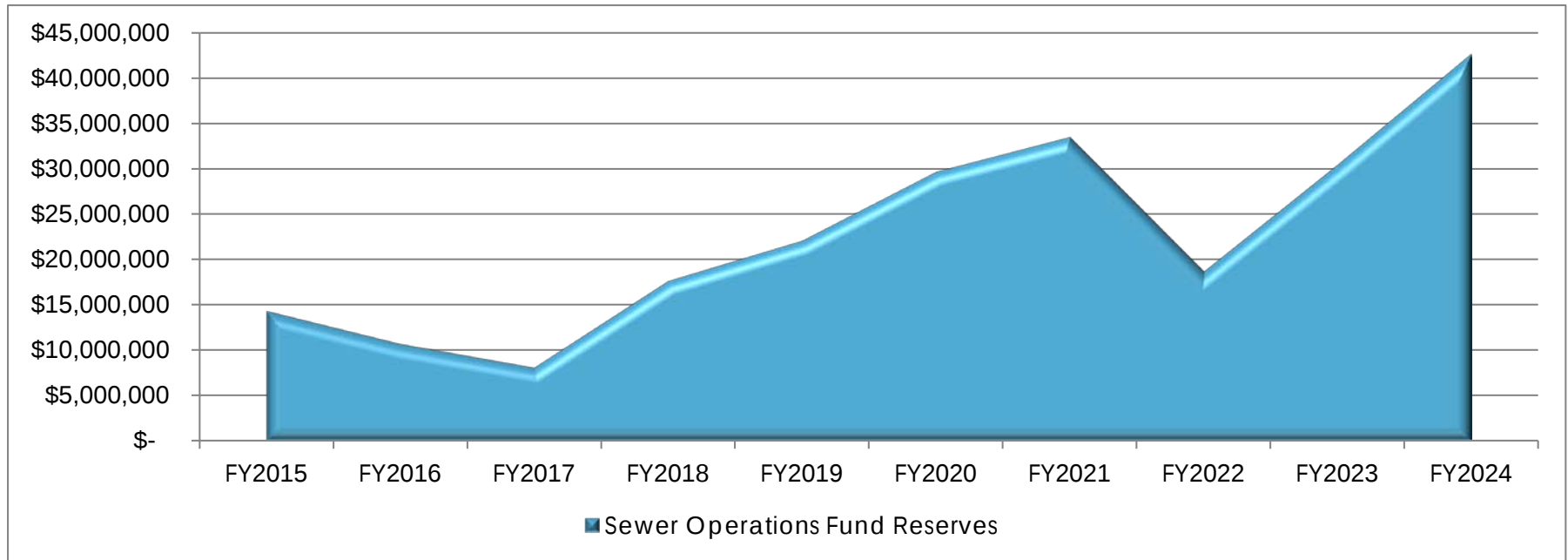
- Impact Fee revenue, existing reserves, and ongoing rates used to meet all capital needs
 - No new debt assumed

Summary: Wastewater



Wastewater	Existing	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Proposed Increases		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sample Monthly Bill	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78	\$ 24.78
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

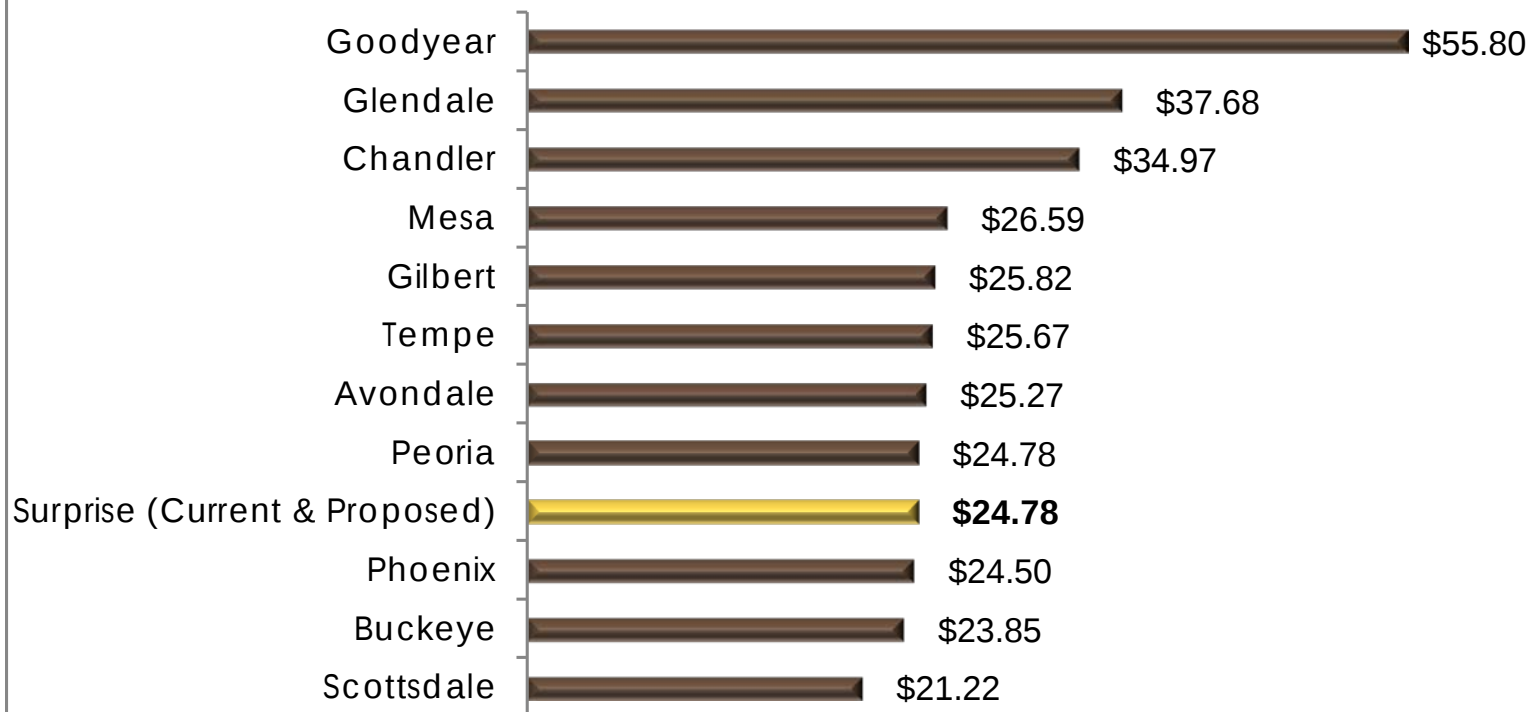
Reserves: Wastewater



- Reserves above target by end of study period:
 - \$26.2 mil MPC Bond payment due in FY 2032
 - Planning for future capital needs – collection main asset replacement program
 - Volatility in growth could impact reserve levels

Residential Rate Comparisons

FY13/14 Monthly Wastewater Rates



Water



Water Service



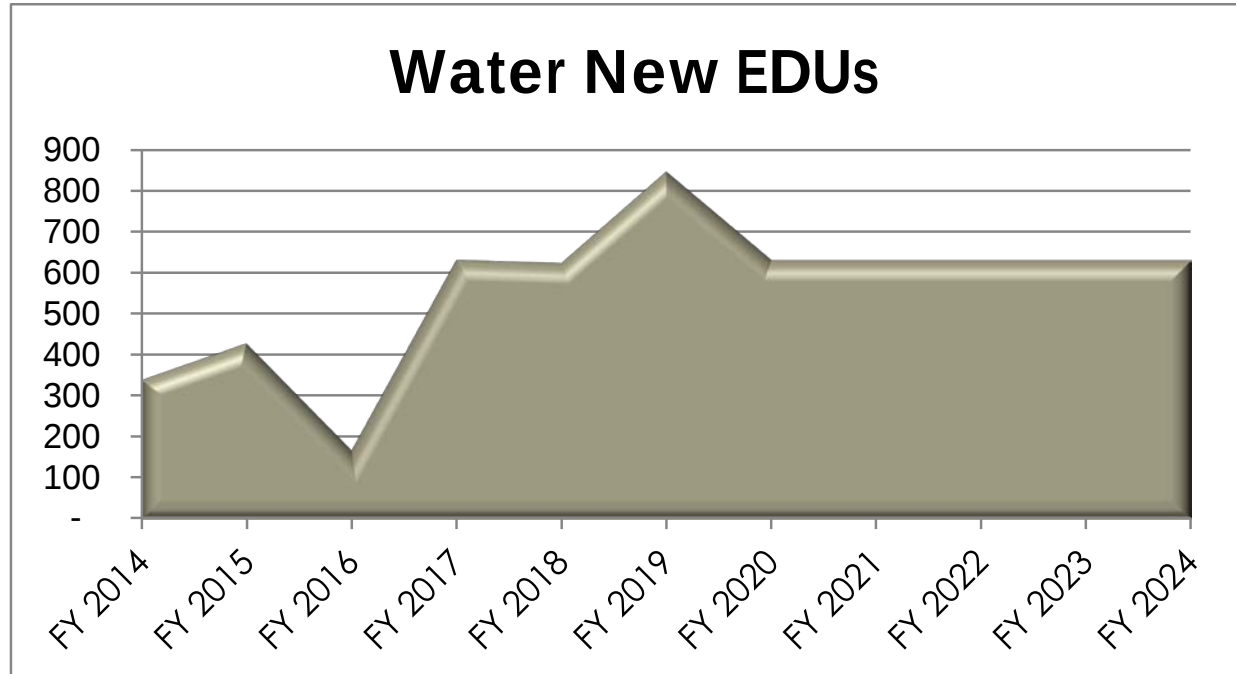
- The city of Surprise is the one of the largest of the 13 drinking water providers operating within the Surprise Planning Area
 - Current well production is 6 MGD per day from 5 water supply facilities and 15 well sites
 - Serves 14,700 customers
- The City of Surprise operates and maintains their own water service area and contracts with American Water to do the billing



Key Components: Water

Description	Water FY 2015 - FY 2024
Existing Rate Revenue	\$10.3 - \$13.3 mil
O&M Expenses	\$9.0 - \$16.2 mil
Existing Debt	\$0
New Debt	\$726k - \$4.4 mil
Capital Projects	\$90.5 mil
Operating Fund	\$31.6 mil
SPA Specific	\$58.9 mil
Annual Rate Funded Capital	\$700k - \$3.2 mil

Growth: Water

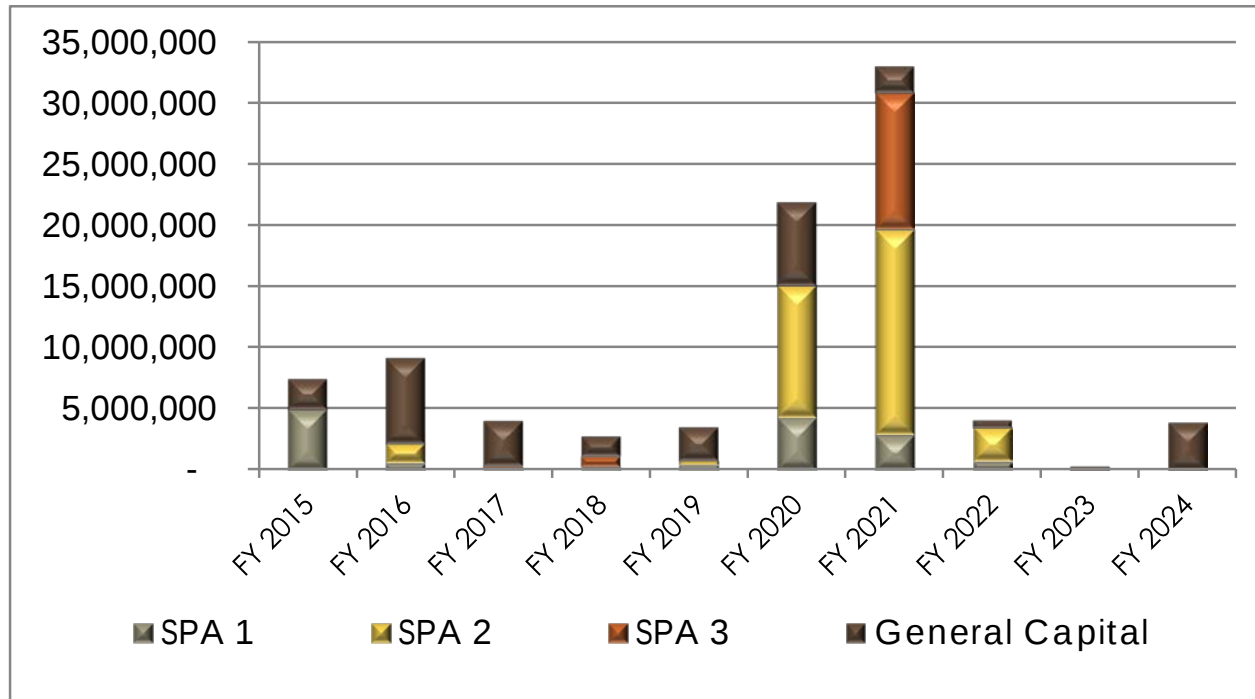


Water	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
New EDUs	339	429	169	632	624	847	631	631	631	631	631
Growth	1.93%	2.40%	0.92%	3.42%	3.26%	4.28%	3.06%	2.97%	2.88%	2.80%	2.73%

Note: EDU = Equivalent Development Unit

- Impact Fee revenue projected to increase
 - \$1.6 mil in FY 2014
 - \$3.7 mil in FY 2019
 - Average \$3.5 mil projected for FY 2020 – FY 2024

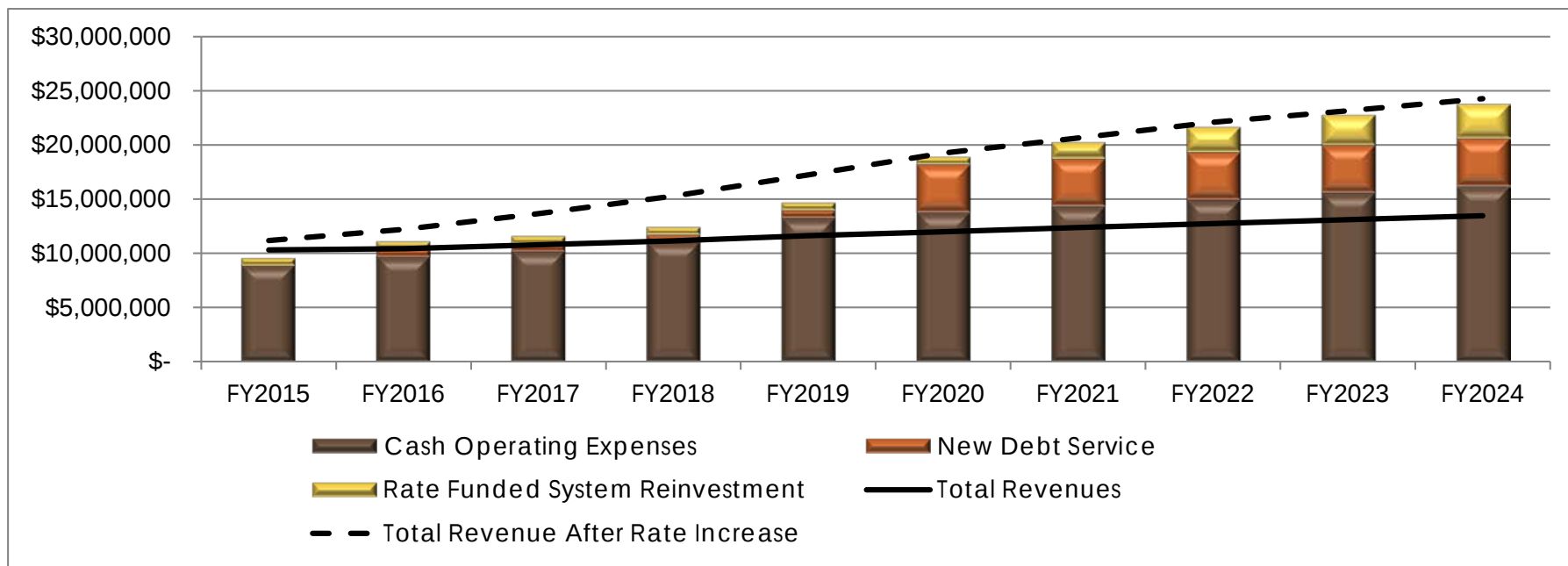
Capital: Water



■ Total CIP
\$90.5 mil

- Impact Fee revenue, existing reserves, and ongoing rates not sufficient to meet all capital needs
- Assumes two revenue bond debt issues - \$47.5 mil
 - \$8.0 mil in FY 2016
 - \$39.5 mil in FY 2020

Summary: Water

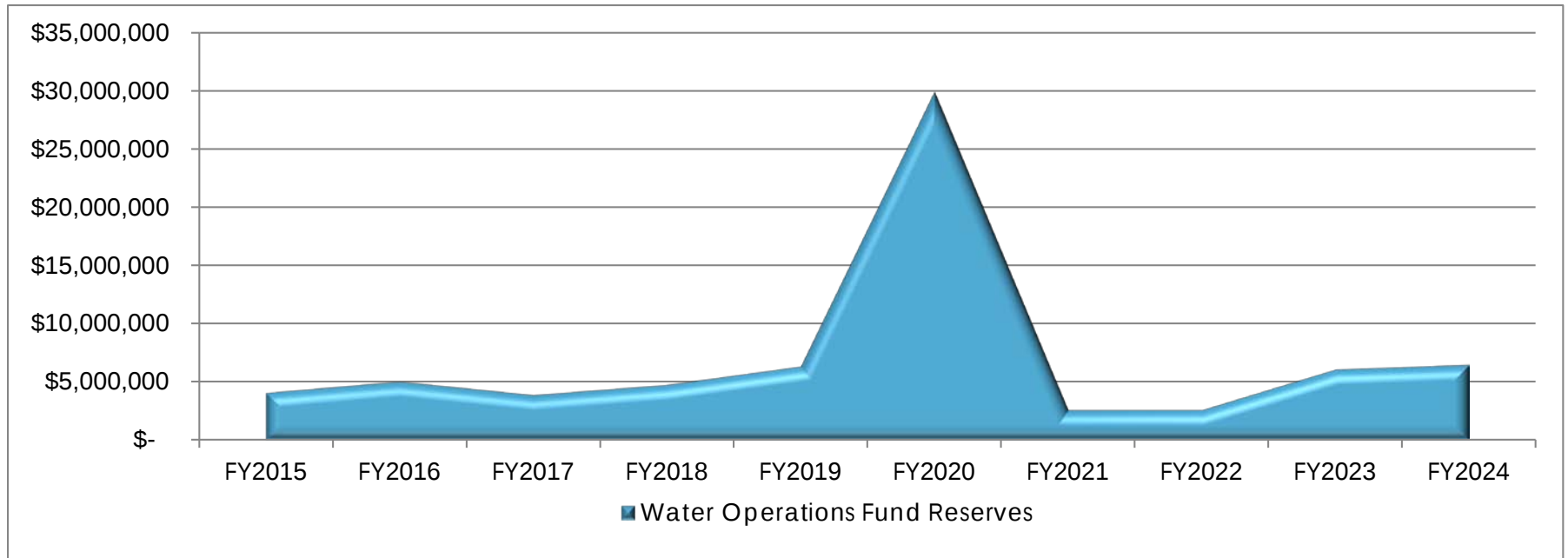


Water	Existing	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Proposed Increases		8.25%	8.25%	8.25%	8.25%	8.25%	8.25%	4.00%	4.00%	2.00%	2.00%
Sample Monthly Bill	\$ 33.79	\$ 36.58	\$ 39.60	\$ 42.87	\$ 46.41	\$ 50.24	\$ 54.38	\$ 56.56	\$ 58.82	\$ 60.00	\$ 61.20
Difference	\$ -	\$ 2.79	\$ 3.02	\$ 3.27	\$ 3.54	\$ 3.83	\$ 4.14	\$ 2.18	\$ 2.26	\$ 1.18	\$ 1.20

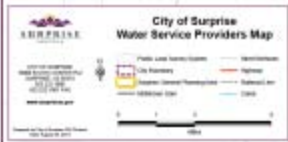
Notes: Sample bill for 3/4" meter, 9,000 gallons potable

Increases apply only to customers within City's water service area

Reserves: Water

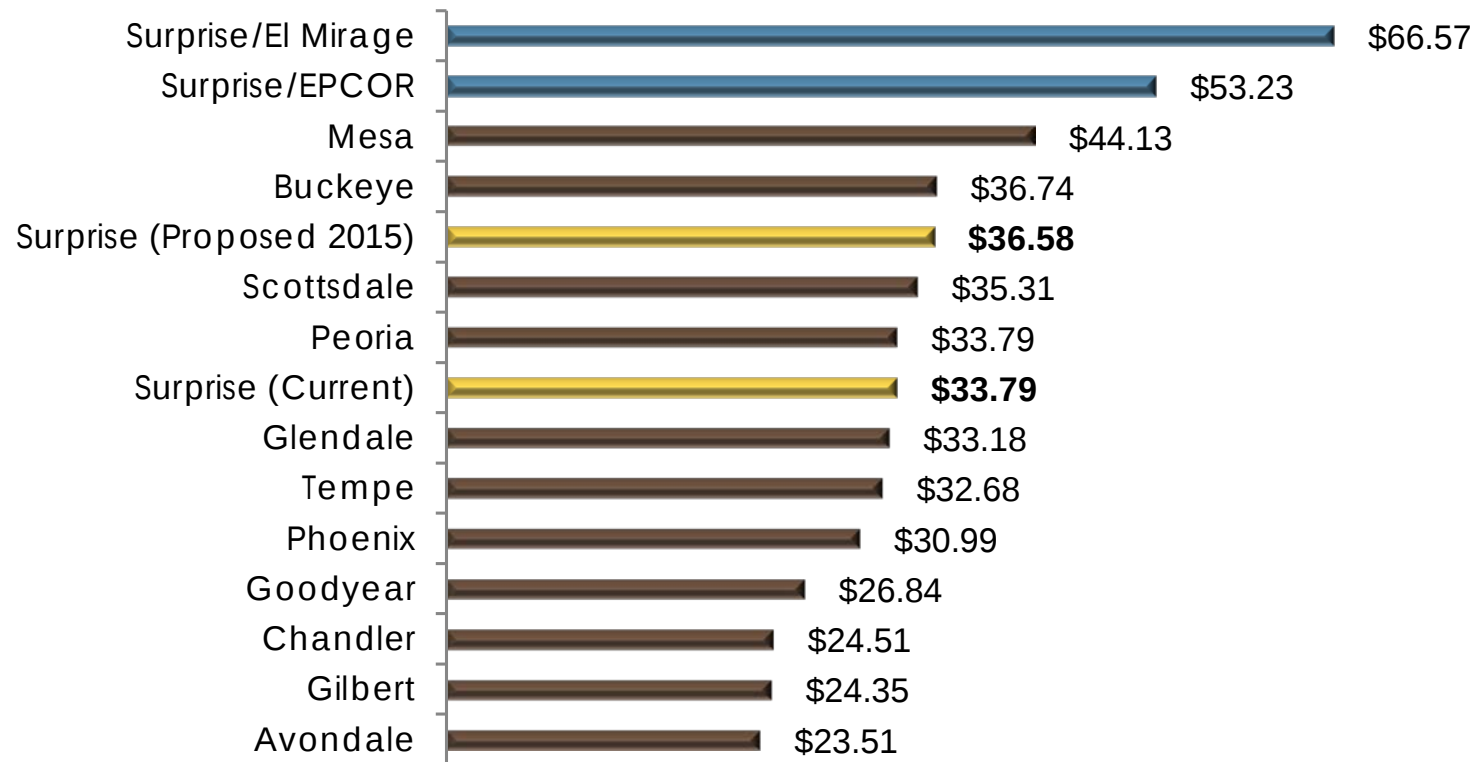


- FY 2020 reserve figure includes new debt proceeds
- Reserve targets are met by end of study period



Residential Rate Comparisons

FY13/14 Monthly Water Rates



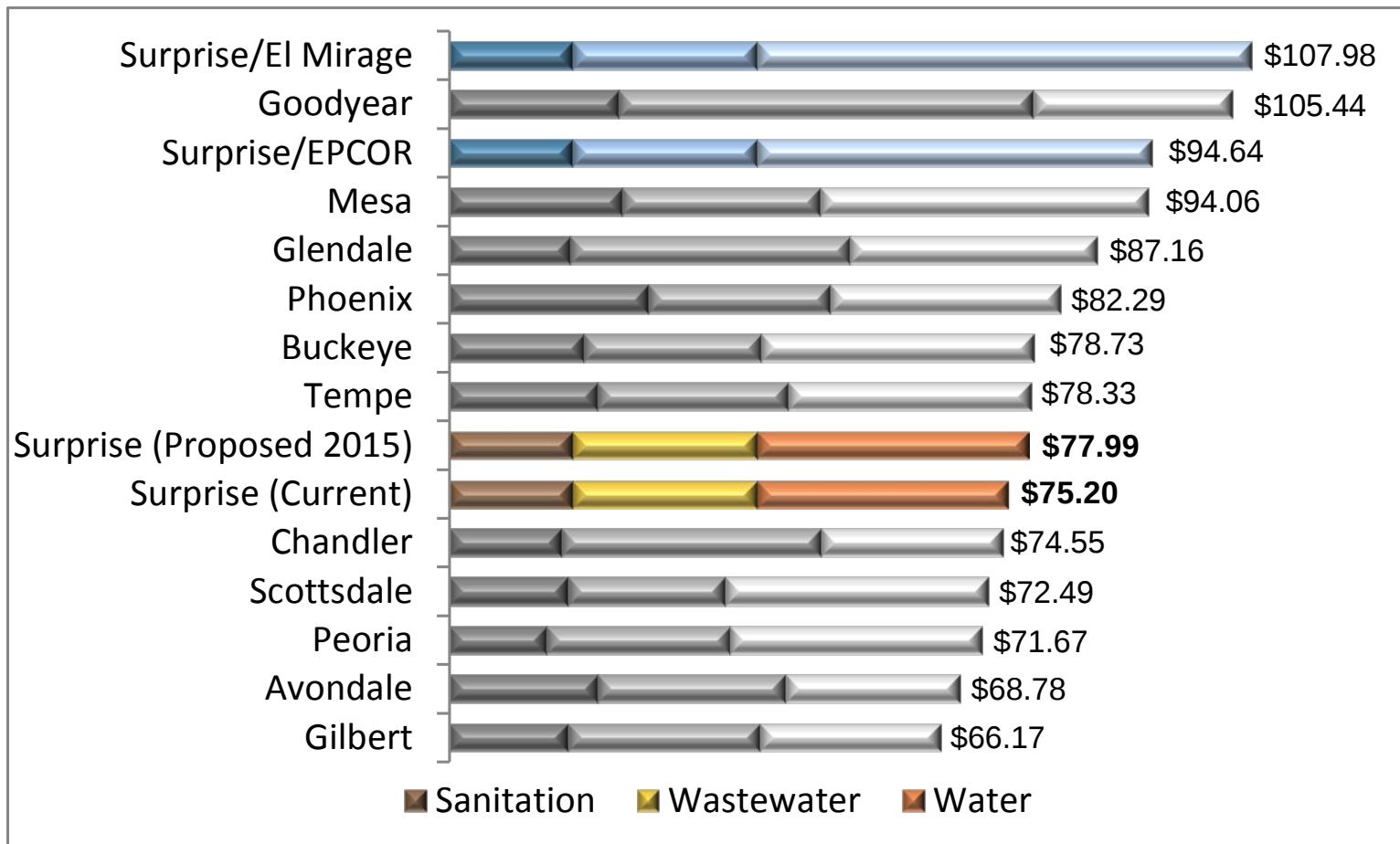
Combined Residential Bill



Utility	Existing	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Sanitation	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.63	\$ 16.96	\$ 17.30	\$ 17.65	\$ 18.00	\$ 18.36	\$ 18.73
Wastewater	24.78	24.78	24.78	24.78	24.78	24.78	24.78	24.78	24.78	24.78	24.78
Water	33.79	36.58	39.60	42.87	46.41	50.24	54.38	56.56	58.82	60.00	61.20
Total	\$ 75.20	\$ 77.99	\$ 81.01	\$ 84.28	\$ 87.82	\$ 91.98	\$ 96.46	\$ 98.99	\$ 101.60	\$ 103.14	\$ 104.71
Monthly Increase		\$ 2.79	\$ 3.02	\$ 3.27	\$ 3.54	\$ 4.16	\$ 4.48	\$ 2.53	\$ 2.61	\$ 1.54	\$ 1.57
% Increase		3.71%	3.87%	4.04%	4.20%	4.74%	4.87%	2.62%	2.64%	1.52%	1.52%

Notes: Water assumes 3/4" meter with 9,000 gallons potable
Wastewater and Sanitation rates are per customer

Combined Utility Bill Comparison



Other Issues: Stormwater



Stormwater is surface water runoff from impervious surfaces that can become contaminated and feed into various drainage systems operated by the City

Current

- The City does not charge a dedicated stormwater fee
- Performs mitigation and management through different departments and funds

Utility Formation

- Equitable cost recovery
- Well suited to meet regulatory pressures
- Financially self-sufficient
- Reliable revenues dedicated to stormwater

Next Steps

- Develop Resolution to adopt new rates
 - 5 year period
- March 10 – Publish Notice of Intention of increases in fees/rates on City Website
- April 15 – Adopt Notice of Intention
- April 17 – File rate study with Clerk's office
- April 28 – Publish Notice of Intention of fees/rates changes in newspapers
- May 20 – Public hearing; adopt rates
- July 1 – New utility rates go into effect



Questions?